

## Entry Foyer

**Floor** - Fully vitrified tiles

**Ceilings** - Painted plasterboard

**Door** - Lockable aluminium glazed door with fob access

**Walls** - Painted with feature panels

## Living/Dining/Balcony

**External Walls** - Core filled blockwork with painted rendered finish

**Internal Walls** - Compliant with BCA sound rating requirements, low sheen acrylic paint finish to plasterboard

**Floor** - Selected quality wool blend carpet with premium underlay, vitrified tiles to selected areas

**Skirtings and Architraves** - Painted timber

**Ceilings** - Textured painted finish to concrete

**External Door** - Aluminium powdercoated glazed sliding doors to balconies (full height)

**Entry Door** - Painted timber finish

**Balcony Floor** - Non-slip vitrified tiles

**Balustrade** - Clear safety glass with powder coated handrail and/or rendered blockwork

## Kitchen

**Floor** - Vitrified floor tiles

**Walls** - Low sheen acrylic paint to plasterboard

**Ceilings** - Painted finish with plasterboard bulkhead

**Splashback** - Feature glass splashback

**Kitchen Cupboards** - Architectural laminate cupboards and drawers with brushed aluminium effect kickboard

**Kitchen Bench Tops** - Polished stone (20mm)

**Oven** - SMEG stainless steel Multi Functional Oven or equivalent

**Ceramic Cook Top** - SMEG Ceran Cooktop touch control or equivalent

**Range hood** - OMEGA Front recirculating slideout or equivalent

**Dishwasher** - SMEG stainless steel or equivalent

**Sink Mixer** - Methven Minimalist Gooseneck or equivalent

**Sink** - Oliveri Solitaire round double bowl stainless steel or equivalent

## Bedrooms

**Floor** - Selected quality wool blend carpet with premium underlay

**Walls** - Low sheen acrylic paint to plasterboard

**Skirting and Architraves** - Painted timber

**Ceilings** - Textured painted finish to concrete

**Door** - Flush panel door

**Door Furniture** - Satin chrome finish

**Wardrobes** - Full length mirror sliding doors with hat shelf, hanging rail and shelves

**Windows** - Powder coated aluminium

## Bathroom & Ensuite

**Floor** - Fully vitrified tiles

**Walls** - Floor to ceiling ceramic tiles

**Door** - Flush panel door

**Door Furniture** - Satin chrome finish

**Toilet** - Ceramic toilet suite

**Basins** - Designer circular ceramic basin with feature chrome mixer

**Bath (where applicable)** - Designer bath with minimalist diverter shower mixer

**Vanity** - Laminated doors with metal handles

**Vanity Tops** - Polished stone (20mm)

**Shower Mixer** - Feature chrome mixer

**Shower Heads** - Designer rail shower set (1 function)

**Shower Screen** - Semi frameless clear glass

**Accessories** - Double Towel rail, toilet roll holder, hand towel loop and shower shelf - all Barben Fuse Range or equivalent

## Laundry

**Floor** - Fully vitrified tiles

**Walls** - Painted villaboard

**Laundry Sink** - Clark 35ltr tub and cabinet or similar with chrome mixer

**Washing machine outlets** - 1 x cold water and 1 x hot water

**Clothes Dryer** - Fisher & Paykel or equivalent

## Penthouse Upgrade

**Carpet** - 100% wool with premium underlay

**Oven** - SMEG stainless steel Multi Functional Oven with programmable clock or equivalent

**Sink** - Oliveri Solitaire 490 Round Undermount two bowl or equivalent

**Shower Heads** - Amino rail shower set (5 function) or equivalent

**Kitchen Benchtop** - Polished stone with 40mm polished edge

**Lighting** - Recessed 12 volt lighting throughout

**Ceilings** - Height 2700mm

## General

**Floors** - Tiles to wet areas and carpet to other areas

**Internal Doors** - Hollow core flush panel doors with semi gloss enamel, concealed sliding doors

**Door Hardware** - Gainsborough Lever series or equivalent (satin chrome finish)

**Air Conditioning** - Split system wall mounted fan coil units to living and all bedrooms

**Hot Water Service** - Vulcan electric hot water units sized to suit

**Broadband Outlets** - Access to fibre optic high speed internet connections

**Power Points** - Double - 4 x kitchen, 2 x lounge, 3 x Bed 1, 1 x Bed 2 & 3,

1 x bathroom & ensuite, 1 x laundry -

**Single** - 1 x kitchen, 1 x hall entry,

Waterproof GPO to balcony

**TV Points** - 1 living, 1 x master bedroom

**General Lighting** - Light fittings generally, surface mounted fluorescent 12v recessed lights to kitchen and bathroom with selected low energy fittings

**Intercom** - Audio handset

**Window Furnishings** - Sunscreen roller blinds to bedroom windows and Sheer curtains or roller blinds to all other windows and glass sliding doors

## Exclusive Facilities

**Swimming Pool** - Heated pool, spa and entertaining area located on Level 3 as per landscape plan - pool furniture provided by Developer

**BBQ** - Located on Level 3 adjacent to pool area as per plan. Furniture provided by Developer

**Theatre** - Large theatre with lounge located on ground level. Fit out provided by Developer

**Gymnasium** - Located on Level 2. Fit out of equipment provided by Developer

## External & Lifestyle

**Parking** - One or two allocated security access parks for each unit as per plan

**Visitor** - Visitor parking is located in the basement and on ground level

**Security and Lifts** - Access to parking and lifts by fob access, CCTV monitoring to selected areas

**Visitor Access** - Audio communication to each apartment

**Storage** - Each unit has individual lockable storage areas as per plan

**Market and Restaurants** - Located at street level

**Landscaping and Community Lighting** - As per plan

**Louvre Shutters** - Western facing and end apartments to have sliding shutters on balconies as per plan.

**Mail Boxes** - 1 x standard mail box per unit attached to each building

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WHERE PEOPLE CONNECT

## SCHEDULE OF FINISHES

